



Lake County Department of Growth Management  
Planning and Development Services Division

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**PRESUBMITTAL COMMENTS**

To: Jennifer Myers, Development Coordinator  
Through: Brian Sheahan, Acting Division Director  
Planning & Community Design  
From: Mary Harris, Associate Planner  
Re: Presubmittal Comments / Yalaha Automotive Repair

Date: August 10, 2007

DRS MEETING DATE: August 23, 2007

**TYPE OF DEVELOPMENT:**

☐

Residential  
Subdivision

☐

Multi-Family  
Site Plan

☐

Commercial  
Site Plan

☐

Industrial  
Site Plan

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Other (specify): **Commercial Presubmittal Review**

JPA: Howev-in-the-Hills

Proposed Use of Property: To include the use of automotive repair to the existing use of a ceramic manufacturing & wholesale business

**ZONING AND LAND USE:**

The property is approximately 1+/- (acres) in size, based on the property record cards submitted with the application. The property is currently zoned (CP) Planned Commercial (Ord#12-79) which permits ceramic manufacturing & sales from and existing building. The property is located within the Urban Expansion Land Use designation / Neighborhood Activity Center. The property is located in Yalaha N of CR 48 and W of Yalaha Cutoff Road.

WILL REQUIRE REZONING: ☒ Yes ☐ No TO WHAT ZONING? An amendment to the existing CP Ordinance #12-79 will be required to include the proposed use of an automotive repair shop with the existing use of the ceramic business.

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No

## DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division. A FDEP Industrial Wastewater Treatment and Disposal System permit, or an exemption letter will be required. The site plan indicates a potential industrial waste area.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Environmental Survey required. Is an Environmental Assessment required? [See attached Environmental Compliance & Enforcement Memo 8/9/07]

Landscape and other buffers provided? No landscape plan was provided for review and comments. A Type "B" landscape buffer meeting the requirements of LDR 9.01.04 will be required. The landscape plan shall be prepared by a landscape architect registered in the State of Florida.

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? See attached Memo from Department of Health (7/31/07)

Setbacks shown/correct? Due to the increase in the intensity of an existing non-conforming use, the setback of 50 ft from CR 48 will need to be addressed or a variance obtained to satisfy the requirement.

Open Space shown/correct? The maximum Impervious Service Ratio (ISR) is .70 per LDR 3.02.06, with a maximum building height of 50 ft. Parking will need to be provided in accordance with Section 9.03.05 of the LDR at a minimum of 2 spaces plus 4 per service bay or repair stall.

MEMORANDUM

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**TO:** Jennifer Myers  
Development Coordinator  
Planning & Development Services

**FROM:** Scott Catusus, Environmental Compliance and Enforcement

**DATE:** August 9, 2007

**RE:** **Yalaha Automotive Repair, pre-submittal**  
DRS scheduled for Thursday, August 23, 2007

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**Comments**

Environmental compliance and enforcement currently have no comments regarding the proposed use of the site pending any conditions that may be imposed during the rezoning process.

Once the property has been rezoned this project will go through the DRS process and the following items below will be required for the site plan approval process.

**Land Development Requirements**

- Environmental survey to determine if threatened or endangered species are present, and identify any surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL).
- Site Plan should indicate the following:
  - Wetland Jurisdictional Line (WJL)
  - Base Flood Elevation
  - 25' Upland Buffer Setback Line from WJL
  - 50' Building Setback Line from WJL
  - 100' Setback Line for septic tank and drain field from WJL
- Site plan indicates a potential industrial waste area. A Florida Department of Environmental Protection (FDEP) Industrial Wastewater Treatment and Disposal System permit, or an exemption letter is required. Please contact FDEP at the address below to obtain a permit or exemption letter.

Industrial Wastewater Permitting Section  
c/o Ali Kazi PE, Manager  
3319 Maguire Blvd, Suite 232  
Orlando, FL 32803-3767  
**Phone (407) 893-3316, Fax (407) 893-5633**  
**e-mail: [AliKazi@dep.state.fl.us](mailto:AliKazi@dep.state.fl.us)**





Charlie Crist  
Governor

Ana M. Viamonte Ros, M.D., M.P.H.  
State Surgeon General

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**Date:** July 31, 2007

**To:** Mary Harris

**From:** Marcelo J. Blanco, Environmental Specialist II

**Subject:** Presubmittal Memo for "Yalaha Automotive Repair"

**Section/Township/Range:** 16-20-25

**JPA:** Howey-in-the-Hills

**Comments:** A water and sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, the following will be required:

- An existing septic system evaluation through the DOH (may result in the requirement of an upgrade to the septic system if it is insufficient for the proposed use).
- A Limited Use Commercial Water System permit will need to be obtained through the DOH.
- Show neighboring wells and septic systems within 100-feet of property lines.
- Show potable water lines on the site plan.
- Estimation of sewage flows will require further details concerning what activities will be proposed at this site.
- An annual IM operating permit will be required for this commercial facility (through the DOH).
- Non-domestic sewage and wastes can not be disposed of through the septic system (documentation of how this is dealt with will be required for the IM-permit).

# Memo

**To:** Mary Harris, Associate Planner  
**From:** Brian Hawthorne, Fire Inspector  
**Date:** 7/17/2007  
**Re:** Fire Comments, Yalaha Automotive Repair

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Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Provide needed fire flow calculations for the building. Needed fire flow shall be determined using Annex H and Annex I of the Florida Fire Prevention Code. Needed Fire Flow Calculations shall be included on the Site Plan. A hydrant shall be provided for each 1000 gpm required and each portion of 1000 GPM required. All required hydrants shall be located within 500' of all portions of the building as a fire truck would lay hose by approved fire lanes.

The maximum credited flow from any given hydrant is one thousand (1,000) gpm and must have a minimum of twenty (20) psi residual. If flow requirements exceed one thousand (1,000) gpm, then additional hydrants will be required.

Locations and numbers of hydrants will be required based on needed fire flow calculations.

Underground mains supplying Fire Protection Systems, including fire sprinkler systems and fire hydrants shall be installed by a licensed Fire Sprinkler Contractor. A permit is required before installation. All piping shall be rated for, and hydrostatically tested at 200 PSI. Please note this requirement on the plans.

Fire protection water supply is required. In areas where public water is not available, a Fire Protection Water Storage Tank designed and sized per NFPA 1142 may be acceptable to meet this requirement (Calculations will be required). If a tank is provided, please include a note on the plans that a permit is required prior to the installation of the tank.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

Fire department access roads shall be provided such that any portion of the facility, or any portion of an exterior wall of the first story of the building is located not more than 150' from fire department access roads as measured by an approved route around Building.

Required fire lanes shall be provided with the inner edge of the roadway no closer than 10' and no further than 30 feet from the building. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

Fire Lanes Shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT." or similar wording. Such signs shall be 12" by 18" with a white background and red letters and shall be a maximum of 7' in height from the roadway to the bottom of the sign. The sign shall be within sight of the traffic flow and be a maximum of 60' feet apart. (FFPC1, 18.2.2.5.8)

When the building is protected with an approved Sprinkler System, the distance is permitted to be increased to 450 ft.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Brian Hawthorne, Fire Inspector  
Department of Growth Management  
Division of Building Services  
Fifth Floor of Administration Building (Round building)  
315 W. Main Street  
Tavares, Florida 32778

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